

- NOTES THIS DRAWING:**
1. PHASE I 12-STORY SIMULATOR BUILDING.
  2. PHASE I PARKING, APPROXIMATE 96 SPACES.
  3. PHASE II 2-STORY SIMULATOR BUILDING.
  4. PHASE II PARKING, APPROXIMATE 168 SPACES (APPROXIMATELY 264 TOTAL SPACES).
  5. PROPOSED LOCATION OF DETENTION 25' BUILDING SETBACK LINE.
  6. DUMPSTER ENCLOSURE.

PHASE I		PHASE II	
FIRST FLOOR	35,595 sft	FIRST FLOOR	59,423 sft
SECOND FLOOR	19,316 sft	SECOND FLOOR	32,441 sft
<b>TOTAL</b>	<b>54,911 sft</b>	<b>TOTAL</b>	<b>145,775 sft</b>

# FlightSafety International

COLUMBUS, OHIO

PROPOSED  
SITE PLAN  
SCALE: 1" = 40'  
DATE: 12/12/13

Miller  
Valentine  
Group

44 ARCHITECTURE, LLC  
555 South High Street  
Columbus, OH 43260  
Tel: 614.455.5000  
Fax: 614.455.5000



*1/8/2014*  
*Beirut A. LADON, APPLICANT*  
*MV Commercial Construction*

FILED IN: 2014-06-13 10:00 AM  
FILED IN: 2014-06-13 10:00 AM

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 9, 2014**

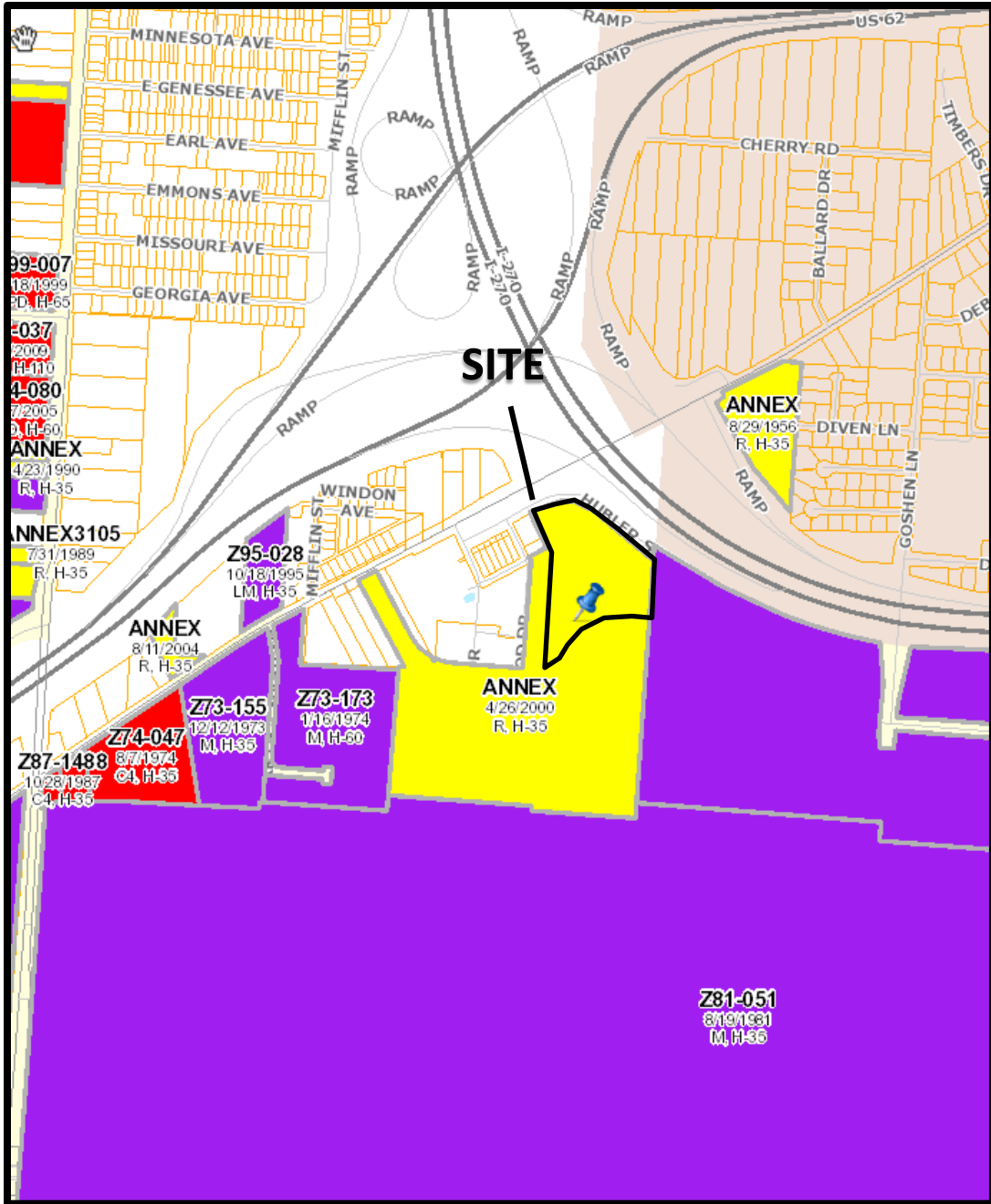
- 6. APPLICATION: Z13-065 (13335-00000-00873)**  
**Location:** 4014 BRIDGEWAY AVENUE (43219), being 9.23± acres located on the north side of Bridgeway Avenue, 1,000± feet east of Johnstown Road (010-254179).  
**Existing Zoning:** R, Rural District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Industrial development.  
**Applicant(s):** MV Commercial Construction; c/o Brian Lacon, Project Manager; MV Commercial Construction; 4000 Miller-Valentine Court; Dayton, Ohio 45439.  
**Property Owner(s):** Columbus Regional Airport Authority; c/o Robin Holderman; 4600 International Gateway, Columbus, Ohio 43219.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 9.23± acre site is undeveloped and zoned in the R, Rural District as a result of annexation from Mifflin Township in 2000. The applicant requests the L-M, Limited Manufacturing District to allow a flight simulator training facility or limited industrial development.
- To the north across Johnstown Road is a single-unit dwelling in Mifflin Township, and on-ramps to Interstate 270. To the east are undeveloped land and a parking lot in the M, Manufacturing District. To the south across Bridgeway Avenue is an office building in the M, Manufacturing District. To the west are a contractor's office/storage facility and a warehouse in Mifflin Township.
- The site is within the boundaries of the *Port Columbus Area Development Partnership* (2008), which recommends airport uses for this location.
- Due to time constraints, the limitation text has been created in order to prevent the applicant from having to submit a traffic impact study, and includes extensive commercial use restrictions. Access restrictions may also be included, and will be determined prior to the rezoning ordinance being submitted to City Council.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District, will allow the construction of a flight simulator training facility or limited industrial development. The request is consistent with the land use recommendations of the *Port Columbus Area Development Partnership*, and the established zoning and development pattern of the area.



Z13-065  
4014 Bridgeway Ave.  
Approximately - "&' acres  
Request: R to L-M



**Land Use Plan**

The Land Use Plan translates the Conceptual Development Plan to the parcel level thereby providing detailed guidance for future development and redevelopment. The accompanying table quantifies recommended land use by acreage. As noted below, the majority of the planning area excluding land owned by the CRVA is recommended for employment-generating land uses.

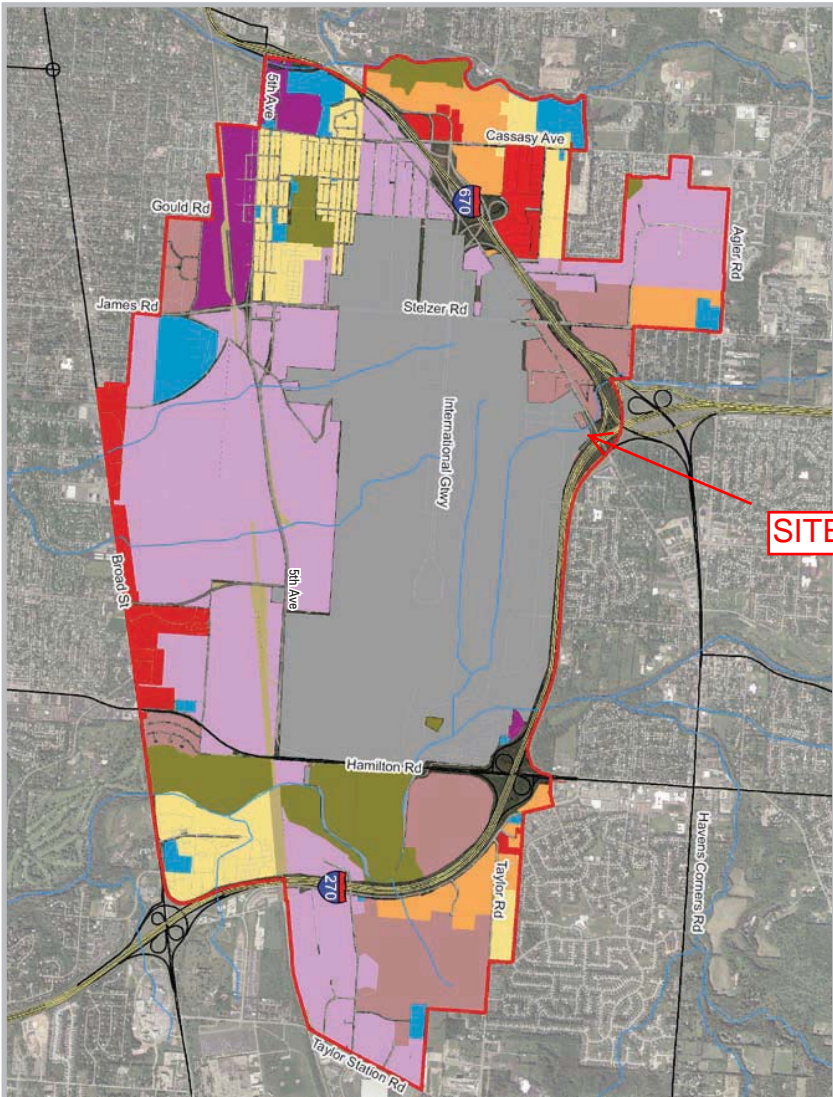
Future Land Use	Aces	Percentage
Commercial	334.20	5.50%
Industrial (Light)	174.74	2.87%
Institutional	188.86	3.11%
Mixed Use	568.79	9.35%
Office	267.08	4.39%
Office/ Light Industrial	1830.64	30.10%
Open Space	373.15	6.14%
Residential	454.17	7.47%
Utilities and Rail Roads	73.59	1.21%
Airport	2217.00	36.46%
<b>Total</b>	<b>6081.43</b>	<b>100%</b>

Source: Franklin County Auditor, Columbus Planning Division

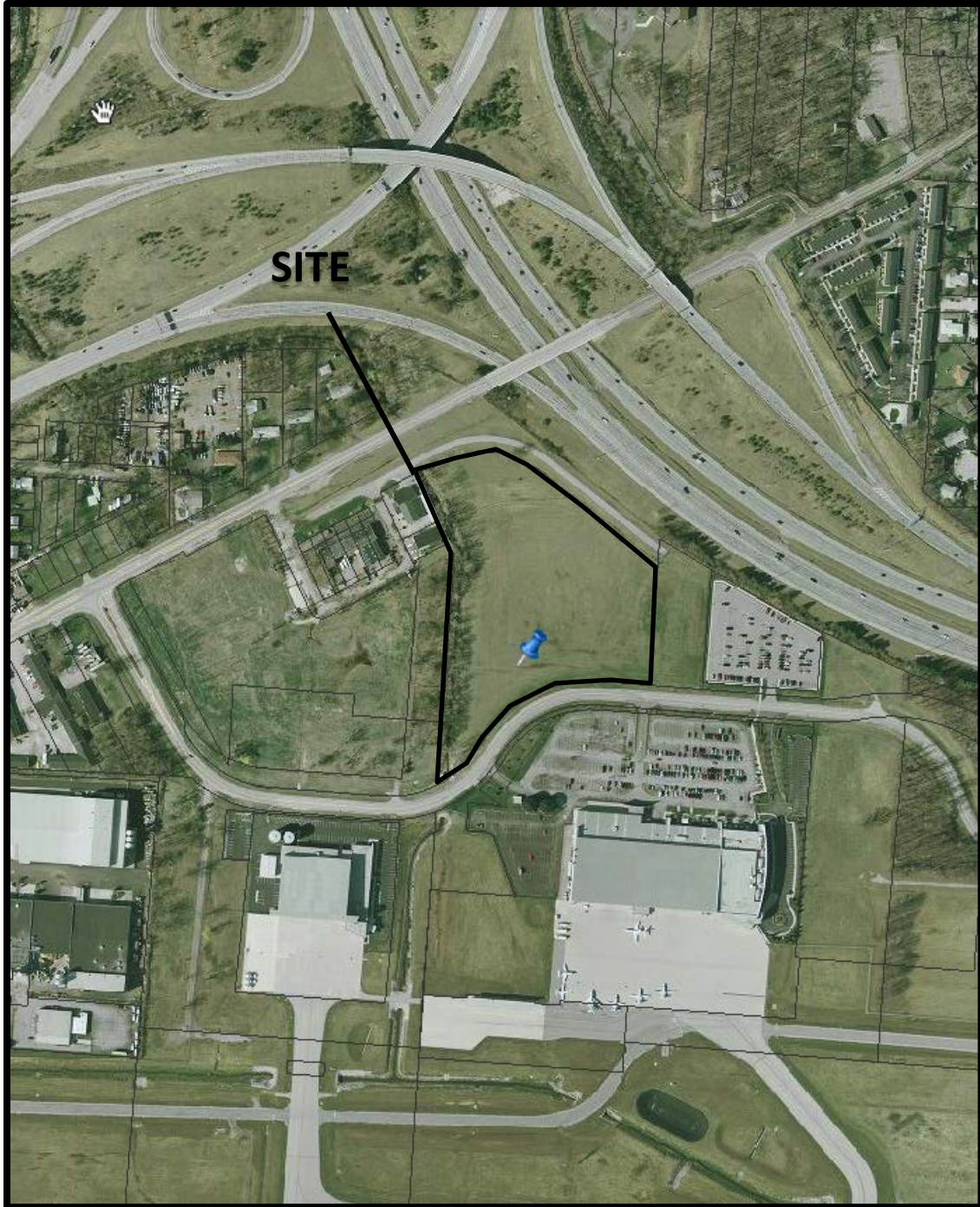
Z13-065  
 4014 Bridgeway Ave.  
 Approximately 9.23 acres  
 Request: R to L-M

**Land Use Plan Legend**

- Study Area
- Airport
- Commercial
- Office
- Office/ Light Industrial
- Industrial (Light)
- Mixed Use
- Institutional
- Open Space
- Utilities and Railroads
- Vacant







Z13-065  
4014 Bridgeway Ave.  
Approximately - "&' acres  
Request: R to L-M



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # 213-065

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian Lacon  
of (COMPLETE ADDRESS) 4000 Miller-Valentine Court, Dayton OH, 45439  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Columbus Regional Airport Authority 4600 International Gateway Columbus, OH 43219 Robin Holderman, (614) 239-3047	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4<sup>th</sup> day of Dec, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

March 23, 2014

*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here

**SUSAN L. SALISBURY**  
**NOTARY PUBLIC • STATE OF OHIO**  
Recorded in Delaware County  
My commission expires **Mar. 23, 2014**

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make all checks payable to the Columbus City Treasurer